

Exhibit J

2.0 – Land Use Element

visual amenities that are not required for uses designed to serve more local needs. The purpose of the gateway overlay is to require the provision of attractive signage, additional landscaping, and greater attention to building design. The gateway overlay is intended to accomplish these purposes.

Artisan Agriculture and Visitor Serving

The purpose of the Artisan Agriculture and Visitor Serving designation is to allow small-scale agricultural activities such as vineyards, orchards, artisan crops (such as herbs, specialty lettuces, and flowers, etc.); while simultaneously accommodating visitor-serving uses. These uses include bed and breakfast establishments; hotels, motels, or inns of not more than 12 rooms; tasting rooms for wine and other agricultural products; cafes and other small-scale dining facilities, retail facilities featuring visitor-serving items such as agriculture-related products.

Primary land uses would include small-scale agricultural activities, equestrian facilities and other recreational uses; kennels and hatcheries, and visitor-serving uses, including overnight accommodations, retail sales, and tasting rooms.

Minimum parcel size is five (5) acres. Site coverage (total coverage including buildings and paved areas) is limited to 5% of the total parcel. Maximum building height is 2 stories not to exceed 30 feet.

Professional Office

The Professional Office designation is intended to provide space for medical facilities, business uses, and professional offices. Among the uses anticipated are medical facilities, including offices and labs, professional offices such as law firms, insurance, and real estate, administrative offices, corporate offices, and research and development facilities. Development in this

designation is characterized by attractive, landscaped sites with shared parking areas. Complimentary retail and commercial uses may be allowed only as secondary uses in office complexes.

A Mixed-Use overlay is also included for this designation. Residential units, either owner-occupied or rental, may be located on the second story of professional office buildings. Standards for site design, exterior appearance, landscaping, and parking will be adopted.

Industrial Uses

The industrial land use designations of the General Planning Area consist of Light Industrial and Heavy Industrial. Greenfield does not accommodate all Heavy Industrial uses. Typical light industrial uses would include warehousing, construction support facilities, fabrication and assembly, and similar uses. Typical heavy industrial uses would include processing of agricultural products, major wineries, and agricultural support facilities.

Other industrial uses would be appropriate pending discretionary review and application of performance standards to determine compatibility. Industrial land use designations require consideration of environmental and land use compatibility criteria to optimize location. Among these considerations are truck or rail access, buffering from incompatible uses, and environmental impacts such as noise, odor, or vibration.

Light Industrial

The Light Industrial designation allows for uses such as processing, packaging, machining, repair, fabricating, distribution, warehousing and storage, research and development, and similar uses which do not result in significant impacts from noise, odor, vibration, smoke, or pollutants. These

2.0 – Land Use Element

Policy 2.5.1

Review all development proposals involving historic buildings to ensure that modifications or other treatments are consistent with the historic architecture and authenticity of the building, and consistent with Secretary of the Interior standards.

Policy 2.5.2

Support redevelopment and rehabilitation efforts for historic resources in the community.

Policy 2.5.3

Review proposed infill development projects for consistency with the architectural character of the surrounding neighborhood and structures.

Policy 2.5.4

Consider reducing or waiving certain development requirements (where public safety and the general welfare is not impaired) to encourage the reuse of existing significant or historic structures.

Program 2.5.A

Develop a consistent process of review for all development applications involving modification to historically significant structures.

Program 2.5.B

Support and facilitate grant applications for inventorying, renovating, and restoring significant and historic commercial and residential structures throughout the City.

Program 2.5.C

Create and periodically update the City's inventory of historic resources.

VI. AGRICULTURAL RESOURCES

Goal 2.6

Preserve and protect the viability of agricultural areas surrounding Greenfield and within the Planning Area while promoting planned, sustainable growth.

Policy 2.6.1

Promote compact city growth and phased extension of urban services to discourage sprawl and encourage development that improves agriculture and vital public services.

Policy 2.6.2

Preserve agricultural land and open space around the city to inhibit sprawl and maintain the rural community character of Greenfield.

Policy 2.6.3

Land designated on the Land Use Map as "Residential Reserve" and in agricultural production shall not be converted to residential uses unless the specific findings are made.

Policy 2.6.4

Protect rural views through development regulations, landscape plans, and sensitive location of buildings and public facilities.

Policy 2.6.5

Utilize the Artisan Agriculture/Visitor Serving land use designation as a tool to retain agriculture and viticulture within the City, maintain the City's agrarian character, create jobs, and to serve as a transitional land use between urban areas and intensive agriculture.

Policy 2.6.6

Promote agritourism, the local wine industry and capitalize on the established wine road as an economic opportunity.

Program 2.6.A

Develop and adopt local standards for the conversion of agricultural land or changes in the designation of agriculturally-designated lands.

Program 2.6.B

Adopt annexation policies consistent with the General Plan policies to guide the timing of growth and expansion within the Planning Area.

Program 2.6.C

Land designated on the Land Use Map as "Residential Reserve" and in agricultural production shall not be converted to residential uses until the following findings are made: 1) that the development of the land will contribute to the establishment of a stable urban limit, and 2) that 80% of the land designated in the City for residential uses has been developed or has been approved for such development.

Program 2.6.D

Establish a permanent 200-foot agricultural buffer along the west side of 2nd Street throughout the Planning Area for all future development.

Program 2.6.E

Within fifteen (15) years from the adoption of the General Plan, update and revise the City's Sphere of Influence Study.

Program 2.6.F

Produce and release promotional materials in consultation with the Chamber of Commerce or others specific to the winery, tourism and agritourism opportunities in Greenfield.

VII. OPEN SPACE AND RECREATION

Goal 2.7

Provide a variety of parks, recreational facilities, open space, and system of trails to ensure residents have adequate public and private recreational and alternative transportation opportunities.

Policy 2.7.1

Provide adequate park space and recreational facilities in Greenfield to serve the needs of all households in the community through the dedication of land as part of residential development proposals or through the assessment of appropriate impact fees.

Policy 2.7.2

Design parks and recreational facilities with site plans, materials and equipment that are low maintenance and discourage vandalism.

Policy 2.7.3

Provide access via a public street for all public parks and recreational facilities.

Policy 2.7.4

Encourage new development to incorporate trails, bicycle paths, pedestrian crosswalks, and active and passive open space into site design.

GOALS, POLICIES AND PROGRAMS

I. AGRICULTURE

Goal 7.1

Allow agriculture to continue as a viable use of land that reflects the community's origins while minimizing conflicts between agricultural and urban uses.

Policy 7.1.1

Promote the phased transition from agricultural operations to urban uses within the City's Planning Area.

Policy 7.1.2

Minimize conflicts and negative impacts resulting from development that occurs in close proximity to agricultural uses.

Policy 7.1.3

Encourage the promotion and marketing of locally grown agricultural products.

Policy 7.1.4

Incorporate parks, open space, and trails between urban and agricultural uses to provide buffering and transition between uses.

Program 7.1.A

Implement the use of land use buffers such as passive parks, open space, and trails, between adjacent residential and agricultural uses. Seek LAFCO approval, where applicable, for passive recreational uses in agricultural buffers.

Program 7.1.B

Revise the Zoning Ordinance and adopt standards to reflect current agricultural uses, potential artisan agricultural uses, and land use compatibility.

Program 7.1.C

New development shall provide adequate setbacks for non-agricultural structures adjacent to cultivated agriculture.

Program 7.1.D

Implement a Right to Farm Ordinance to protect the continuation of agricultural uses and related development within the Planning Area.

II. PARKS AND RECREATION

Goal 7.2

Develop and maintain a system of parks, recreational facilities, and open space to meet the existing and future recreational needs of the community.

Policy 7.2.1

Offer a wide range of indoor and outdoor recreational opportunities for all age groups in reasonable proximity to all residents, encouraging participation in a variety of activities,

17.28 Artisan Agricultural and Visitor Serving Zoning District**Sections:**

- 17.28.010 Purpose
- 17.28.020 Characteristics of the Districts
- 17.28.030 Allowed Uses and Permit Requirements
- 17.28.040 Development Standards

17.28.010 Purpose

The purpose of the Artisan Agricultural and Visitor Serving (A-V) Zoning District is to allow small-scale farming and associated visitor serving uses such as boutique agricultural uses, wineries, tasting rooms, boutique lodging, cafes, and recreation facilities.

17.28.020 Characteristics of the District

The A-V District is applied to areas of the City used for viable agricultural use and allows small scale agricultural activities such as vineyards, orchards, artisan crops (such as herbs, specialty lettuces, and flowers, etc.); while simultaneously accommodating visitor serving uses including bed and breakfast establishments, hotels, motels, or inns of not more than 12 rooms, tasting rooms for wine and other agricultural products, cafes and other small scale dining facilities, retail facilities featuring visitor serving items such as agriculture related products. The A-V District implements the Artisan Agricultural and Visitor Serving General Plan land use designation. The minimum parcel size is 5 acres and site coverage including buildings and paved areas is limited to 5% of the total parcel.

17.28.030 Allowed Uses and Permit Requirements

The table below identifies allowed uses for the A-V District subject to compliance with Section 17.26 (Allowable Land Uses) and all other provisions of this Title.

**Table 17.28-1
Allowed Uses and Permit Requirements
for Artisan Agricultural and Visitor Serving Zoning District**

Land Use	Permit Requirements	Specific Use Regulations
CUP = Conditional Use Permit Required	P = Use Permitted	N = Not Permitted
Residential Use Listings		
Adult Day Care Home	N	Section 17.88
Bed and Breakfast Inn	CUP	
Dwelling, Second Unit	P	Section 17.90
Dwelling, Single-Family	P	
Employee Housing	N	
Family Day Care Home, Small	N	
Family Day Care Home, Large	N	Section 17.88
Group Residential	N	Section 17.88
Guest House	P	
Home Occupations	P	Section 17.82
Mobile Home/Manufactured Home	P	
Residential Care Home	P	Section 17.88
Agriculture, Resource, and Open Space Use Listings		
Animal Keeping	P	

Land Use	Permit Requirements	Specific Use Regulations
CUP = Conditional Use Permit Required	P = Use Permitted	N = Not Permitted
Animal Husbandry	P	
Crop Production	P	
Equestrian Facilities-Hobby	P	
Feed Lots	N	
Hog Farms	N	
Kennel, Hobby	P	
Resource Protection and Restoration	P	
Resource-Related Recreation	P	
Recreation, Education, and Public Assembly Use Listings		
Cemeteries, Mausoleums	N	
Community Garden	P	
Golf Courses/Country Clubs	N	
Parks and playgrounds	P	
Public Safety Facilities	P	
Religious Institutions	N	
School – Private	N	
School – Public	N	
Schools – Special/Studios	CUP	
Utility, Transportation, and Communication Use Listings		
Bus and Transit Shelters	P	
Park and Ride Facilities	CUP	
Telecommunication Facilities	CUP	Section 17.94
Utility Facility	CUP	
Utility Infrastructure	CUP	
Retail, Service, and Office Listings		
Animal Sales/Grooming	CUP	
Garden Center/Plant Nursery	CUP	
Equestrian Facilities- Commercial	N	
Kennel, Commercial	N	
Neighborhood Market	N	
Offices – Accessory to Primary Use ¹	CUP	
Residential Care Facilities	CUP	Section 17.88
Veterinary Facilities	N	
Industry, Manufacturing, and Processing Use Listings		
Agricultural Products Processing	P	
Wineries, distilleries	N	

Notes:

1. Offices without retail sales are permitted.

17.28.040 Development Standards

The development standards listed below are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for A-V development. The designated Approving Authority will review any relevant development applications against these standards to determine compliance with applicable Zoning regulations.

Table 17.28-2
Artisan Agricultural and Visitor Serving Zoning Districts Development Standards

Development Standard	A-V
Minimum Lot Area	5 acres
Maximum Density	1 du/parcel
Setbacks¹	
Front	30 ft.
Sides, Interior Lot	10 ft
Street Side, Corner Lot	15 ft.
Rear	25 ft.
Minimum Lot Dimensions)	
Width/Frontage	200 ft.
Depth	100 ft.
Height Limit	
Primary Structures	35 ft.
Accessory	16 ft. ²
Accessory Structures	Refer to Article IV Section 17.46
Landscaping	Refer to Article IV Section 17.54
Lighting	Refer to Article IV Section 17.56
Parking	Refer to Article IV Section 17.58
Performance Standards	Refer to Article IV Section 17.60
Signs	Refer to Article IV Section 17.62

Notes:

1. Flag and panhandle lots will be reviewed on a case-by-case basis.
2. Water tanks, silos, graineries, barns, and similar structures or necessary mechanical appurtenances may be a maximum height of 65 feet.